

45041
5/12/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF CHARLES CALVEY, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF 22-26 WARREN STREET IN THE DUDLEY SQUARE PROJECT AREA

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance.

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Charles Calvey, has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel, 22-26 Warren Street in the Roxbury Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 through 62H of the Massachusetts General Laws, as with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Charles Calvey be, and hereby is, finally designated as Redeveloper (s) of 22-26 Warren Street in the Roxbury Area.
2. That it is hereby determined that Charles Calvey possess the qualifications and financial resources necessary to acquire and develop this building.
3. That disposal of said Parcel by negotiation is the appropriate method of making the building available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Charles Calvey for the development of 22-26 Warren Street conform in all respects for this Area, and that said Final Working Drawings and Specifications be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying 22-26 Warren Street to Charles Calvey, said documents to be in the Authority 's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



PROJECT REVIEW COMMITTEE
22-26 Warren Street
Roxbury, MA 02119

February 26, 1986

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02210

Re: 22-26 Warren Street

Dear Sir:

The Project Review Committee for the city building located at 22-26 Warren Street, recommends that tentative development designation be given to Charles Calvey of Roxbury, Massachusetts.

Our decision was based on criteria that included categorical ratings in development financing, quality of construction, design, local business participation and community accountability.

We held seven (7) weekly meetings to discuss the process, interview the potential developers and finalize our recommendation.

A community meeting was also held on December 19, 1985. Community residents requested that a local merchant who has demonstrated a long-term commitment be considered as the developer. Charles Calvey has operated a business in the Dudley Station area for thirty-eight (38) years and certainly fits that qualification.

The Community also expressed a strong concern to have the building developed immediately. Although the other developer also met this qualification, the Review Committee felt that Mr. Calvey had an urgent need to expand his existing business and would expedite the entire process.

Mr. Stephen Coyle

February 26, 1986

Page two

All of the proposals reviewed by the committee were conceptual in nature; however, Mr. Calvey was even more unclear with regard to developing the lower level of 22-26 Warren Street. During our interview with him, Mr. Calvey expressed a desire to have a quality eating establishment occupy that space.

He stated that since he had a liquor license it would also be possible to serve alcoholic beverages. The committee supports this concept with the condition that Mr. Calvey retain control of his liquor license and thereby retain control of the nature of business conducted in this establishment.

We also request that the BRA Board review the aquisition costs for the building. The Committee recommends that the City transfer title of the property for a sum sufficiently low enough to insure the success of this project. The Board should give consideration to this recommendation because of the exhorbitant rehabilitation costs that will be required of the Developer.

Both proposals included costs in excess of Three Hundred Thousand Dollars (\$300,000) to renovate the building. Calvey offered Twenty Thousand Dollars ((\$20,000) for aquisition versus Seventy-Five Hundred (\$7,500) from the other developer. Selling the property for below market value would allow Calvey to complete the project as presented.

Throughout this process we have strived to incorporate the needs of all participants and interested parties. We believe that all of the foregoing recommendations best serve the City of Boston while also reflecting the immediate and future needs of the community.

Mr. Calvey's proposal was the most compatible with the existing neighborhood and best reflects the needs of the community.

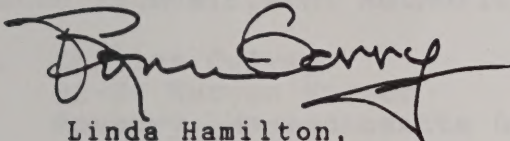
The Project Review Committee would like to express our support for the process that allowed us to arrive at our decision. The BRA has developed a review process that reflects the City's sincerity for community participation in the decision making process. The review process utilized with this project can serve as a model for other neighborhoods when significant changes are being planned in their communities.

Board of Directors
February 26, 1986
Page three

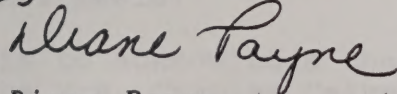
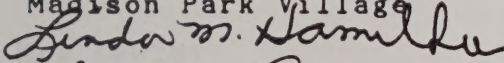
Respectfully submitted,

Policy Review Committee
22-26 Warren Street

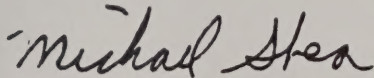
Ron Gary,
Tropical Foods



Linda Hamilton,
Madison Park Village



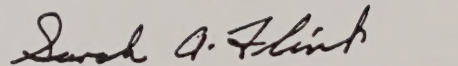
Diane Payne,
Citizen's Participation



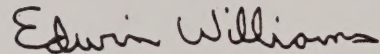
Michael Shea,
Boston Redevelopment
Authority

cc: M. Ali Salaam
Roxbury Interim PAC

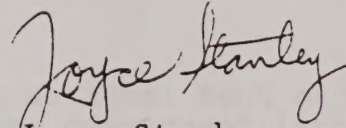
/lmh



Sara Flint,
Orchard Park Task Force



Edwin Williams,
Real Property Department



Joyce Stanley,
Public Facilities



BANK OF BOSTON

April 20, 1988

Major Lewis
Project Manager
Boston Redevelopment Authority

RE: Charles Calvey
22-26 Warren Street
Roxbury, Massachusetts 02119

Dear Mr. Lewis:

This is to acknowledge that The First National Bank of Boston does not require Mrs. Charles Calvey to sign the commitment letter dated December 10, 1987.

Sincerely,

Kenneth M. Mueller
Assistant Vice President



BANK OF BOSTON

December 10, 1987

Mr. Charles J. Calvey, Sr.
34 Warren Street
Roxbury, MA 02119

Dear Mr. Calvey:

In conjunction with the City of Boston's Neighborhood Commercial Development Bank Program, as administered by the Public Facilities Department ("P.F.D.") of the City of Boston; The First National Bank of Boston (the "Bank") is pleased to offer the following commitment to Calvey Jewelers, Inc. (the "Borrower"). The Bank proposes to loan the Borrower Three Hundred Thousand Dollars (\$300,000.) to amortize over fifteen (15) years with a direct monthly principal reduction of \$1,666.67 plus interest. Interest will be fixed for three (3) years at three quarters (3/4) of the Banks Base Rate at the time of the loan closing. At the end of the third year and annually thereafter, the Bank may increase the rate to three quarters (3/4) of the Bank's then current Base Rate should the Bank elect to renew the facility. These subsidized rates will be offered as long as the City of Boston is providing funds to subsidize such rates. The proceeds of the facility will be utilized for renovations of the one story building and basement located at 22-26 Warren Street, Roxbury, MA. Funds will be advanced in staged advances and will be subject to the City's final approval. A one percent (1%) fee of \$3,000. will be charged at the time of the loan closing.

In addition, the Bank proposes to loan you One Hundred and Forty Thousand Dollars (\$140,000.) to amortize over fifteen years with a direct monthly principal reduction of \$777.78 plus interest. Interest will float at two and one-half percent (2½%) above the Bank's Base Rate. The proceeds of the facility will be utilized for the purchase and renovation of the property located at 22-26 Warren Street, Roxbury, MA. Funds will be advanced in staged advances and will be subject to the City's final approval. A two percent (2%) fee of \$2,800. will be charged at the time of the loan closing.



The Bank reserves the right, in its sole discretion, to terminate this offering at any time prior to the loan closing. This commitment will be effective for thirty (30) days.

The terms and conditions of the facilities will be as follows:

- 1) Both loans will be evidenced by Notes having a three-year maturity.
- 2) The P.F.D. Designs Division shall approve all plans, specifications and disbursements. Requisitions for disbursements will normally be presented on standard AIA Document G702 (application and Certificate for payment).
- 3) The Borrowers shall meet all applicable P.F.D compliance requirements, including the City Ordinance of October 14, 1983, establishing a Residents Job Policy, and the Mayor's Executive Order of June 28, 1978, for encouraging Minority Business.
- 4) Both facilities will be secured by a first mortgage on 22-26 Warren Street, Roxbury; a first mortgage on 32-36 Warren Street, Roxbury; and a second mortgage on 2371 Washington Street, Roxbury, which is subject to a First National Bank of Boston first mortgage in the original amount of \$35,500.
- 5) The following will be required in conjunction with the mortgaged properties:
 - a) Hazard insurance on the properties in an amount equal to the appraised value of the properties. The First National Bank of Boston will be named as having a mortgage interest and/or as loss payee. The actual policies or binders must be provided at the time of the loan closing.
 - b) Flood insurance on the properties or an affidavit attesting that the properties are not in flood zones. The actual policies, binders or affidavits must be provided at the time of the loan closing.
 - c) Municipal Lien Certificates.
 - d) Certified Plot Plans
 - e) Mechanics Lien Certificates
 - f) Assignments of all current and future leases and Rents.



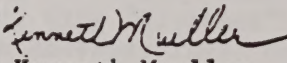
- g) Lessor's Waivers and Assets
- h) Negative Pledge Letters
- i) Lead Paint Waivers
- j) Smoke Detector Certificates
- k) Urea Formaldehyde Affidavits
- l) Title Insurance
- ~~6) The facility will be secured by a lien on all fixtures and improvements of the three properties.~~
- ~~7) The facility will be secured by a lien on all assets of Calvey Jewelers, Inc.~~
- 8) The facility will be secured by a lien on all assets of the new corporate entity (ies) which will occupy the renovated location.
- 9) The facility will be guaranteed by Charles J. Calvey, Sr. and Pearl Calvey.
- 10) The facility will be secured by an assignment of all leases and rents associated with all other rental properties owned by Charles Calvey. You will be required to provide a listing of these properties prior to the loan closing.
- 11) All principal and interest payments will be charged to your First National Bank of Boston Deposit Account.
- 12) All taxes on the mortgaged properties as well as those of Calvey Jewelers must be current at the time of the loan closing. This will necessitate an Accountants Certification.
- 13) Updated Financial Statements prepared by a certified public Accountant will be required on an annual basis or more frequently if requested.
- 14) Updated Personal Financial Statements and Tax Returns will be required on an annual basis.



- 15) The Loan will be closed by an attorney assigned by the Bank. All legal costs will be your responsibility and will be payable at the time of the loan closing.
- 16) You will be required to provide Corporate resolutions, Borrowing Authorities, Certification of Officers, Certificate of Corporate Existence, Articles of Incorporation, and the Federal Tax I.D. Number for Calvey Jewelers, Inc. prior to the loan closing.
- 17) The facilities will be subject to all other terms and conditions as required by the Bank's attorney.

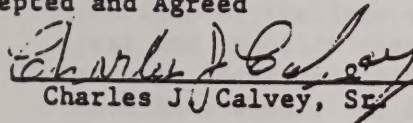
If the above terms and conditions are acceptable to you, please sign this letter where indicated, keeping the copy for your records. Along with the signed letter, please enclose a check for \$1,500, which represents a non-refundable fee to the Bank. The proceeds of the check will be applied to a portion of the legal costs at the time of the loan closing. In the event the loan does not close, the fee is non-refundable.

Sincerely,


Kenneth Mueller
Loan Officer

Accepted and Agreed

Accepted and Agreed

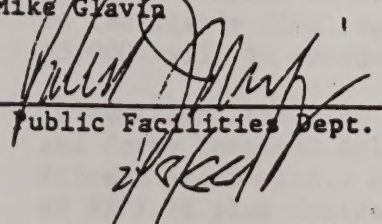
By: 
Charles J. Calvey, Sr.

By: _____
Pearl Calvey

Date: 2-8-88

Date: _____

cc: Tom Cannon, City of Boston
Mike Glavin

By: 
Public Facilities Dept.



BANK OF BOSTON

December 10, 1987

Mr. Charles J. Calvey, Sr.
34 Warren Street
Roxbury, MA 02119

Dear Mr. Calvey:

In conjunction with the City of Boston's Neighborhood Commercial Development Bank Program, as administered by the Public Facilities Department ("P.F.D.") of the City of Boston; The First National Bank of Boston (the "Bank") is pleased to offer the following commitment to Calvey Jewelers, Inc. (the "Borrower"). The Bank proposes to loan the Borrower Three Hundred Thousand Dollars (\$300,000.) to amortize over fifteen (15) years with a direct monthly principal reduction of \$1,666.67 plus interest. Interest will be fixed for three (3) years at three quarters ($3/4$) of the Bank's Base Rate at the time of the loan closing. At the end of the third year and annually thereafter, the Bank may increase the rate to three quarters ($3/4$) of the Bank's then current Base Rate should the Bank elect to renew the facility. These subsidized rates will be offered as long as the City of Boston is providing funds to subsidize such rates. The proceeds of the facility will be utilized for renovations of the one story building and basement located at 22-26 Warren Street, Roxbury, MA. Funds will be advanced in staged advances and will be subject to the City's final approval. A one percent (1%) fee of \$3,000. will be charged at the time of the loan closing.

In addition, the Bank proposes to loan you One Hundred and Forty Thousand Dollars (\$140,000.) to amortize over fifteen years with a direct monthly principal reduction of \$777.78 plus interest. Interest will float at two and one-half percent ($2\frac{1}{2}\%$) above the Bank's Base Rate. The proceeds of the facility will be utilized for the purchase and renovation of the property located at 22-26 Warren Street, Roxbury, MA. Funds will be advanced in staged advances and will be subject to the City's final approval. A two percent (2%) fee of \$2,800. will be charged at the time of the loan closing.



The Bank reserves the right, in its sole discretion, to terminate this offering at any time prior to the loan closing. This commitment will be effective for thirty (30) days.

The terms and conditions of the facilities will be as follows:

- 1) Both loans will be evidenced by Notes having a three-year maturity.
- 2) The P.F.D. Designs Division shall approve all plans, specifications and disbursements. Requisitions for disbursements will normally be presented on standard AIA Document G702 (application and Certificate for payment).
- 3) The Borrowers shall meet all applicable P.F.D compliance requirements, including the City Ordinance of October 14, 1983, establishing a Residents Job Policy, and the Mayor's Executive Order of June 28, 1978, for encouraging Minority Business.
- 4) Both facilities will be secured by a first mortgage on 22-26 Warren Street, Roxbury; a first mortgage on 32-36 Warren Street, Roxbury; and a second mortgage on 2371 Washington Street, Roxbury, which is subject to a First National Bank of Boston first mortgage in the original amount of \$35,500.
- 5) The following will be required in conjunction with the mortgaged properties:
 - a) Hazard insurance on the properties in an amount equal to the appraised value of the properties. The First National Bank of Boston will be named as having a mortgage interest and/or as loss payee. The actual policies or binders must be provided at the time of the loan closing.
 - b) Flood insurance on the properties or an affidavit attesting that the properties are not in flood zones. The actual policies, binders or affidavits must be provided at the time of the loan closing.
 - c) Municipal Lien Certificates.
 - d) Certified Plot Plans
 - e) Mechanics Lien Certificates
 - f) Assignments of all current and future leases and Rents.



- g) Lessor's Waivers and Assets
- h) Negative Pledge Letters
- i) Lead Paint Waivers
- j) Smoke Detector Certificates
- k) Urea Formaldehyde Affidavits
- l) Title Insurance
- ~~6) The facility will be secured by a lien on all fixtures and improvements of the three properties.~~
- ~~7) The facility will be secured by a lien on all assets of Calvey Jewelers, Inc.~~
- 8) The facility will be secured by a lien on all assets of the new corporate entity (ies) which will occupy the renovated location.
- 9) The facility will be guaranteed by Charles J. Calvey, Sr. and Pearl Calvey.
- 10) The facility will be secured by an assignment of all leases and rents associated with all other rental properties owned by Charles Calvey. You will be required to provide a listing of these properties prior to the loan closing.
- 11) All principal and interest payments will be charged to your First National Bank of Boston Deposit Account.
- 12) All taxes on the mortgaged properties as well as those of Calvey Jewelers must be current at the time of the loan closing. This will necessitate an Accountants Certification.
- 13) Updated Financial Statements prepared by a certified public Accountant will be required on an annual basis or more frequently if requested.
- 14) Updated Personal Financial Statements and Tax Returns will be required on an annual basis.



- 15) The Loan will be closed by an attorney assigned by the Bank. All legal costs will be your responsibility and will be payable at the time of the loan closing.
- 16) You will be required to provide Corporate resolutions, Borrowing Authorities, Certification of Officers, Certificate of Corporate Existence, Articles of Incorporation, and the Federal Tax I.D. Number for Calvey Jewelers, Inc. prior to the loan closing.
- 17) The facilities will be subject to all other terms and conditions as required by the Bank's attorney.

If the above terms and conditions are acceptable to you, please sign this letter where indicated, keeping the copy for your records. Along with the signed letter, please enclose a check for \$1,500, which represents a non-refundable fee to the Bank. The proceeds of the check will be applied to a portion of the legal costs at the time of the loan closing. In the event the loan does not close, the fee is non-refundable.

Sincerely,

Kenneth Mueller
Kenneth Mueller
Loan Officer

Accepted and Agreed

By: *Charles J. Calvey*
Charles J. Calvey, Sr.

Date: 2-8-88

Accepted and Agreed

By: _____
Pearl Calvey

Date: _____

cc: Tom Gannon, City of Boston
Mike Glavin

By: *[Signature]*
Public Facilities Dept.

MAY 12, 1988

12

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MAJOR LEWIS, ASSISTANT COORDINATOR

SUBJECT: DUDLEY PROJECT, REQUEST TO GRANT FINAL
DESIGNATION OF 22-26 WARREN STREET IN THE DUDLEY
SQUARE PROJECT AREA

SUMMARY: THIS BOARD MEMORANDUM REQUESTS THAT THE AUTHORITY
FINALLY DESIGNATE MR. CHARLES CALVEY AS
RE-DEVELOPER OF 22-26 WARREN STREET, ROXBURY
FOR THE PURPOSE OF EXPANDING HIS PRESENT
BUSINESS.

On May 15, 1986, Mr. Charles Calvey, owner of Calvey's Jewelry & Giftwares, 34 Warren Street Roxbury, was tentatively designated as re-developer of 22-26 Warren Street. Mr. Calvey was also granted a license to enter the building for the purpose of cleaning out rubbish and taking measurements. To date, \$15,000 has been spent by Mr. Calvey in cleaning and securing the building.

The one story structure which consists of 9,240 square feet of commercial space was tentatively designated for the purpose of rehabilitating the subject property to expand the designee's present retail business.

The total development cost has been estimated at \$484,000.00. Mr. Calvey has obtained a firm financing commitment from the First National Bank of Boston in the amount of \$440,000.00. The balance will be financed through his savings.

In obtaining support for this development, Mr. Calvey made presentations to the Project Review Committee, which consists of residents and abutters from the community and City Officials. Furthermore, Mr. Calvey has received final design approval.

It is, therefore, recommended that Mr. Charles Calvey be finally designated as re-developer of 22-26 Warren Street, Roxbury for the purpose of expanding his present business.

An appropriate resolution is attached: